

**Eau Claire Redevelopment Authority
Minutes**

Wednesday, May 20, 2015

Members Present: Mike DeRosa, Janine Wildenberg, Martin Green, Ted Barr, David Klinkhammer

Members Not Present: Russ Van Gompel, Jeff Halloin

Staff Present: Mike Schatz, Tom Reiter, Steve Nick, Kelly Thompson, Elaine Coughlin, Phil Fieber

Others Present: Jeff Nelson, Phil Johnson

1. Call to order

This meeting was called to order at 7:30 a.m. Mr. DeRosa congratulated Tom Reiter on his retirement after being with the City of Eau Claire for over 39 years. Mr. Reiter said he has really enjoyed attending these meetings.

2. Minutes from the meeting of April 15, 2015

The minutes from the meeting of April 15, 2015 were reviewed and approved on a motion made by Mr. Klinkhammer and seconded by Mr. Barr. The motion carried.

3. Financial statements

Ms. Thompson presented the financial statements for the period ending April 30, 2015. The operating expenses for the month of April totaled \$1,714 and included \$6 of postage charges, \$9 of copy charges and \$1,699 for utilities for properties in the West Bank Redevelopment District. Acquisition expenses for the month of April totaled \$6,590 and included \$31 for the deed recording and acquisition for a small parcel of land from RCU on the corner of Riverfront Terrace and Barstow Street, \$170 for the final invoice for the ROAR and site investigation report on the former post office, and \$6,389 for a Phase I Concept plan for the West Bank Redevelopment District. The financial statements for the period ending April 30, 2015 were approved on a motion made by Ms. Wildenberg and seconded by Mr. Green. The motion carried.

4. Request from Jeff Nelson for demolition and removal of buildings at 38 Maple Street

Mr. Schatz explained that there have been two requests received and that these requests will be discussed in closed session. He explained that both of these requests were invited to tell their proposal to the RDA board. Mr. Nelson was invited to share his proposal. Mr. Nelson said that he is the owner of Dells Architectural and wanted to dismantle the two buildings at 38 Maple Street and to rebuild in Chippewa Falls. He said he would do the clean-up of debris and concrete and that it would cost about \$7,500 to have this done by demolition. Mr. Nelson said this would be at no cost to the RDA.

5. Request from Louie Gunderson to purchase and remove building 2 at 38 Maple Street

Mr. Schatz explained that there was a copy of an email that was sent to Ms. Thompson regarding a request from Louie Gunderson to purchase and remove building 2 at 38 Maple Street. Ms. Thompson explained that Mr. Gunderson wants to buy building two, but wouldn't remove the concrete there.

6. Discussion of draft conceptual plan for bike trail and public space in the West Bank Redevelopment District

Mr. Schatz reminded the RDA board that Ayres Associates was hired to work with the City on the public space in the redevelopment district in the West Bank. He announced that Phil Johnson was here to discuss the rough draft to see if Ayres Associates was on the right track. He also said that City staff has been very involved in this process and they would now like to get feedback from the RDA board. Mr. Johnson had the rough drawings distributed to the board and explained that he'd like to review the preliminary layouts and design. Mr. Johnson said that it was developed to connect the trail from the high bridge to under Madison Street to connect it to the downtown area. He explained that this would serve as an important connector of the west side to the downtown to engage future development. All options include areas to view the river without disruption to the trees and vegetation. Mr. Schatz explained that the public space would be set first in regards to the terrain and setting the trail. Once that is set then it will be ready to show developers the other space available for redevelopment. Mr. Johnson explained that he will bring the feedback the board gave him to Ayres Associates to further work on plans for the West Bank Redevelopment District.

There was a motion made to go into closed session by Mr. Klinkhammer and this was seconded by Ms. Wildenberg. The motion carried and the meeting went into closed session.

CLOSED SESSION

The Redevelopment Authority will convene in closed session to discuss the terms and conditions of two proposals to purchase and remove buildings at 38 Maple Street in the West Bank Redevelopment District, which is permitted in closed session pursuant to Wisconsin Statutes 19.85(1)(e).

There was a motion made to go back into open session by Mr. Klinkhammer and seconded by Mr. Green. The motion carried and the meeting went back into open session.

OPEN SESSION

7. Motion to approve a proposal regarding the purchase and removal of buildings at 38 Maple Street

Ms. Wildenberg made a motion to direct staff to develop an agreement to sell personal property and fixtures to Mr. Nelson and require him to remove the site concrete and fill it with engineered fill and return it to an erosion free site within 60 days. Failure to do so in a timely manner and would result in him forfeiting the amount held by the City for relocation benefits. Mr. Klinkhammer seconded this motion and there was no further discussion. The motion carried.

8. Motion to approve the relocation plan for 1807 Oxford Avenue in the West Bank Redevelopment District for Silvermine Stone Company

Ms. Thompson showed the business for the relocation payment. Silvermine Stone Company would be eligible for a maximum of \$30,000 contingent on if it purchases something or rents a location with higher rent. There was a motion made by Mr. Klinkhammer to approve the relocation plan for 1807 Oxford Avenue in the West Bank Redevelopment District for Silvermine Stone Company. This was seconded by Mr. Martin and there was no further discussion. The motion carried.

9. Executive Director's report

Mr. Schatz explained that the RFP's for the Liner Building and Block 7 are due at the end of the month. He also said the Lazy Monk was approved by Council to sell them the land. He also explained that he and Mr. DeRosa attend the Comp Plan Advisory meeting announced that it was voted that the city should continue to finance the RDA and further development. He also said that Ned Noel submitted a grant request to look at a feasibility of an indoor market in the West Bank area. He said he was able to get matching grant funds and submitted it.

10. Announcements, directions and correspondence

Mr. DeRosa thanked Mr. Reiter for his 39+ years of service. Mr. Reiter also thanked the board. This meeting adjourned at 8:55 a.m.

A handwritten signature in black ink, appearing to read "Mike DeRosa", is written over a horizontal line.

Mike DeRosa, Chairperson